



Supportive Housing Toolkit

What is it?

The Supportive Housing Toolkit is a series of technical assistance and peer learning sessions designed to help non-profits, housing authorities, and service providers increase the number of permanent supportive housing units available in their community.

How does it work?

Each community sends a team of 3-5 individuals to participate in five sessions. Ideally, teams consist of: lead sponsor (project owner); lead service provider who has experience working with the local homeless/at-risk population; and property management entity. Other potential team members include development consultants and board members who will be key decision makers for a project. This group is responsible for advancing a supportive housing development in their community upon conclusion of the Toolkit.

What will happen at the sessions?

Every 2-3 day session will provide individualized technical assistance covering all aspects of supportive housing from development and funding, to property management and service provision. Staff from the State Housing Finance Authority and Division of Housing will be encouraged to attend, and work with teams as they develop their project concepts. Teams will have the opportunity to report progress during group discussions for peer-to-peer learning, and various supportive housing funders will be available at sessions to meet with individual teams and discuss how each community can access potential funding.

What happens between sessions?

Teams are required to meet and complete assignments between sessions to ensure progress is continued. Depending on resources, Technical Assistance Coaches may be available to meet with teams as needed and/or desired.

What will our community get out of it?

The goal of the Toolkit is to develop a feasible plan that is appropriate to the unique dynamics of your community for a new supportive housing development. This includes establishing partnerships and obtaining knowledge needed to secure various local, statewide and regional support. Your community will also benefit from an opportunity to learn about best practices around housing and homeless service provision; work with other communities towards a shared goal of addressing homelessness; and educate local, state and national funders about the unique needs of your community.

Toolkit Session Summaries:

Session 1: Introduction to Supportive Housing & Project Concept Development

General overview of what makes supportive housing unique, with opportunities for teams to increase their understanding of where supportive housing fits along a resource continuum, while also beginning to draft project concepts appropriate for their area.

Session 2: Capital Development – Build your Building

Design and budget considerations for project development including basic information on Low-Income Housing Tax Credits (LIHTC), and Federal Home Loan Banks Affordable Housing Program (AHP), with a panel of Funders, Syndicators, and Investors as available.

Session 3: Operating Supportive Housing

Information on what makes supportive housing property management different from operating traditional affordable housing, and discussion around subsidy opportunities to help ensure projects are able to serve low-income populations being prioritized.

Session 4: Supportive Service in Supportive Housing

Overview of supportive housing service delivery including Housing First and Harm Reduction principles while Teams begin to develop service plans based on unique challenges anticipated for tenant population and resources available in their community.

Session 5: Fair Housing, Siting/NIMBY & Presentations to Funders

Learn about important Fair Housing considerations and strategies for increasing community support, then celebrate your work and show-off what you learned by presenting project concepts to peers, funders, and officials with opportunities for constructive feedback.

Outcomes:

Anticipated outcomes for Toolkit participants are increased housing stock through development of supportive housing units, contributing to improved housing dynamics and service delivery for difficult to serve tenants. Each team will establish a supportive housing plan and cohesive development team to champion projects toward completion based on best practices appropriate for the community and target population.

Logistics:

- Interest from 6-8 communities or teams is best for facilitation purposes
- Location of sessions depends on geographic disbursement of teams participating but must be centralized to ensure attendance

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